

**FLATHEAD COUNTY BOARD OF ADJUSTMENT  
MINUTES OF MEETING  
SEPTEMBER 6, 2005**

**CALL TO ORDER**

The regular meeting of the Flathead County Board of Adjustment was called to order at approximately 7:00 p.m. Committee members present were, Tony Sagami, Dennis Rea, Mark Hash, Gina Klempel, Scott Hollinger. Traci Sears-Tull, Eric Giles and Jeff Harris represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 2 people in the audience.

**APPROVAL OF  
MINUTES**

Van Dort made a motion seconded by Hash to approve the minutes of May 3, 2005 as amended.

**ROLL CALL**

On a roll call a vote the motion passed unanimously.

**CONDITIONAL USE  
PERMIT/KLEMPPEL**

A request by Ronald Klempel and K.S.G. Holdings, LLC, to modify conditions of approval on their existing Conditional Use Permit, for operation of an existing extractive industry. The property is located at 455 Coverdell Road, and is within the Bigfork AG-40 (Agricultural) Zoning District.

Klempel stepped down.

**STAFF REPORT**

Jeff Harris of the Flathead County Planning & Zoning Office reviewed Staff Report FCU-05-15 for the Board.

**MOTION**

Sagami made a motion seconded by Hash to adopt Staff report FCU-05-15a as finding of fact and grant the modification to the conditions to their existing Conditional Use Permit.

**ROLL CALL**

On a roll call vote the motion passed unanimously.

**CONDITIONAL USE  
PERMIT/DECORATOR  
WAREHOUSE**

A request by Paul J. Stokes and Associates, Inc. on behalf of Decorator Warehouse Corp., for a Conditional Use Permit to allow for a commercial furniture store and warehouse. This project is a non-conforming use within a SAG-10 zone. The property is located at 3201 Highway 93 North.

**STAFF REPORT**

Eric Giles reviewed Staff Report FCU-05-20 for the board.

**MOTION**

Hash made a motion seconded by Sagami to accept Staff report FCU-05-20 as findings of fact with amended conditions and grant the Conditional Use Permit.

**ROLL CALL**

On a roll call vote the motion passed unanimously.

**CONDITIONAL USE  
PERMIT/WESTERN  
WIRELESS**

A request by RealCom Associates, LLC on behalf of Western Wireless Corporation for a Conditional Use Permit to allow for them to attach wireless telecommunication antennas onto an existing water tank and ground mounted equipment cabinets used for Personal Communications Service (PCS) transmissions. The property is located at 641 Conrad Drive and is within the Willow Glen Zoning District.

**STAFF REPORT**

Eric Giles reviewed Staff Report FCU-05-21

**MOTION**

Sagami made a motion seconded by Hollinger to adopt Staff Report FCU-05-21 as findings of fact and grant the Conditional Use Permit.

**ROLL CALL**

On a roll call vote the motion passed unanimously.

**CONDITIONAL USE  
PERMIT/  
WOJCIECHOWSKI**

A request by David and Victoria Wojciechowski for a Conditional use Permit to allow for a recreational facility/low impact, on their property located within the Highway 93 North Zoning District. The applicants wish to use their home and property to host up to twelve contracted events per year. The property is located at 2954 Rufenach Lane.

**STAFF REPORT**

Traci Sears-Tull reviewed Staff Report FCU-05-22 for the Board.

**MOTION**

Sagami made a motion seconded by Hollinger to adopt Staff Report FCU-05-22 as findings of fact with the amended conditions and grant the Conditional Use Permit.

**ROLL CALL**

On a roll call vote the motion passed 3-2 with Hash and Klempel dissenting.

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

**ADJOURNMENT**

The meeting was adjourned at approximately 7:00 p.m. on a motion by Sagami seconded by Hash. The next meeting will be held at 6:00 p.m. on October 4, 2005.

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Dennis Rea, President

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Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 1/1/05